Karen Johnson Davidson County
Batch# 399845 DEEDWARR
05/14/2020 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20200514-0049965

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2020. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brande G. Thomas and Lee K. Thomas 748 Darden Place Nashville, TN 37205	SAME	10216006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **KINGDOM BUILDERS OF TENNESSEE, LLC**, a

Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BRANDE G. THOMAS** and **LEE K. THOMAS**, wife and husband (collectively, "Grantees"), their heirs, and their assigns, effective as of this 8th day of May, 2020 (the "Effective Date"), that certain land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Hillwood Estates, Section Nine – Part Two, as of record in Book 2331, page 28, as amended in Book 7227, page 795, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kingdom Builders of Tennessee, LLC, a Tennessee limited liability company, by deeds from Leland J. Lancaster, Jr. of record as Instrument Nos. 20191029-0110645 and 20191029-0110646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2020 and subsequent years, which have been assumed by Grantees; and

2. Matters shown on the plan of record in Book 2331, page 28, as amended in Book 7227, page 795, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 748 Darden Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, and their assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds Grantor, Grantor's successors, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

KINGDOM BUILDERS OF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
W. Hugh Nelson II, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. HUGH NELSON II**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 2020.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

809615.1/020200468

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

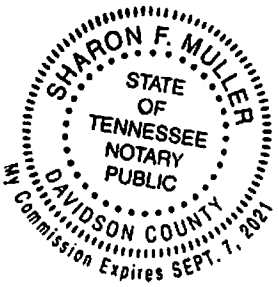
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller notary public for this county and state, **WILLIAM T. SMITH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary's Seal:



809615.1/020200468